

## Contemporary Hillside Villa with Exceptional Views – Lodève



## INFORMATION

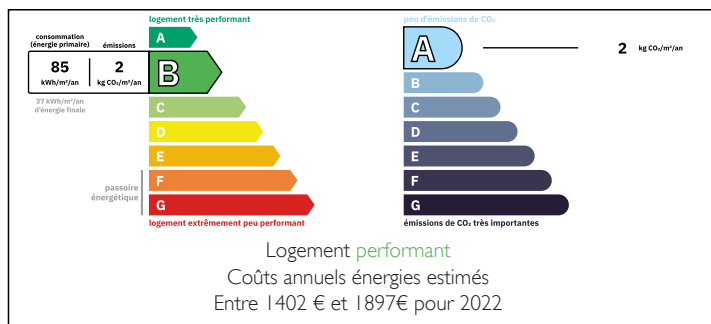
Town:	Lodève
Department:	Hérault
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	3467 m2

## IN BRIEF

Set high on the hillside overlooking the historic town of Lodève, this architect-designed villa offers an exceptional living environment with panoramic views across the town, its cathedral, and the mountains beyond. Built in 2006, the property was designed to ensure that all principal rooms benefit from its south-facing aspect and the spectacular scenery.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 3199 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

You enter the property through electric gates onto a long driveway leading to a parking area in front of the double garage, with ample space for several vehicles.

Inside, with 210 m<sup>2</sup> of living space arranged over two floors, this detached home combines space, light, and modern comfort.

Ground Floor: A generous entrance hall (17 m<sup>2</sup>) opens directly into a stunning triple-aspect living/dining room (52 m<sup>2</sup>) with a dramatic picture window showcasing the view. French doors lead to a secluded terrace overlooking the ideal spot for a pool. A wood-burning stove adds warmth and charm. The fully fitted separate kitchen (18 m<sup>2</sup>) has access to a covered terrace, perfect for outdoor dining. This level also includes two good-sized bedrooms, one with en-suite bathroom, a separate WC, and a large utility room with direct access into the double garage (35 m<sup>2</sup>).

First Floor: A further living space (20 m<sup>2</sup>) leads to two additional bedrooms (each 14.5 m<sup>2</sup>), a family bathroom with bath and shower, a separate WC, and a dressing room.

Set within 3,467 m<sup>2</sup> of enclosed gardens, the property provides both privacy and scope for outdoor living. The gardens are terraced and planted with many fruit trees, Mediterranean plants, and a vegetable patch. A natural water source and well ensure a constant supply of water for irrigation, whilst an outbuilding provides space to store tools. There is currently no pool, the grounds offer an ideal location for one, further enhancing the lifestyle potential of this unique villa.

The villa benefits...